






4/50 Queen Street, Bentley

Packed with value

Exceptional opportunity to secure a spacious and versatile 2011-built five-bedroom, two-bathroom home within a boutique complex of just four residences. Move-in ready and designed for practical family living, this property offers a rare combination of size, comfort and convenience in one of Bentley's most sought-after pockets.

The home opens with a welcoming front room that can function as a fifth bedroom or additional lounge, complete with built-in robes for added flexibility. The master bedroom is positioned privately and features a built-in robe and its own ensuite, creating a comfortable retreat for the head of the household. Three additional bedrooms are all well-sized and enjoy easy access to the common bathroom, making the layout ideal for families, shared living arrangements or those needing extra study or work-from-home zones.

At the heart of the home is a generous open-plan family living area that flows seamlessly into the kitchen. This central space is designed to bring people together, offering plenty of room for dining, relaxing and entertaining. The kitchen is well appointed with ample bench space, abundant cabinetry and a practical layout that supports both everyday cooking and hosting with ease. From the living area, sliding doors open to a private courtyard, perfect for enjoying a quiet morning coffee, hosting a small gathering or simply unwinding outdoors in a

5  2  2 

FOR SALE

Please Call

AGENTS

Shagun Ahuja
0439 399 955
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AGENCY

LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

low-maintenance setting.

More Features:

- Approx 143 sqm of internal living & 295 sqm Block
- Low maintenance & 2011 Built
- Ready to move in
- Small complex of 4, NO STRATA FEES
- Tier 1 Solar Panels & inverter installed & a recently replaced Hot water system
- Smart LED lights in living area & two bedrooms
- New premium split system in Master bedroom
- Great size living area & additional lounge/theatre/5th Bedroom
- Perfect lock & leave style
- Potential Rental - \$850 - \$880 per week

Outgoings:

- Council Rates Approx. - \$1,950 per annum
- Water Rates Approx. - \$1,385 per annum

The location elevates the appeal even further. You're just minutes from Curtin University, the vibrant East Victoria Park cafe strip, Bentley Plaza and Westfield Carousel, ensuring everything you need is within easy reach. Commuting is effortless with the Perth CBD approximately 15 minutes away, making this an ideal base for students, professionals and families alike.

Offering generous accommodation, modern comfort and unbeatable convenience, this home stands out as a strong option for both owner-occupiers and investors seeking long-term value in a high-demand suburb.

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT PLEASE USE THIS URL

- <https://prop.ps/l/xXnwLBx57DXh>

- * DISCLAIMER: While every care has been taken in preparing this advertisement and the approximate outgoings, the information provided has been supplied by the seller and the seller's agent in good faith. However, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers should make their own independent enquiries to satisfy themselves on all relevant matters. Images are for illustrative purposes only.

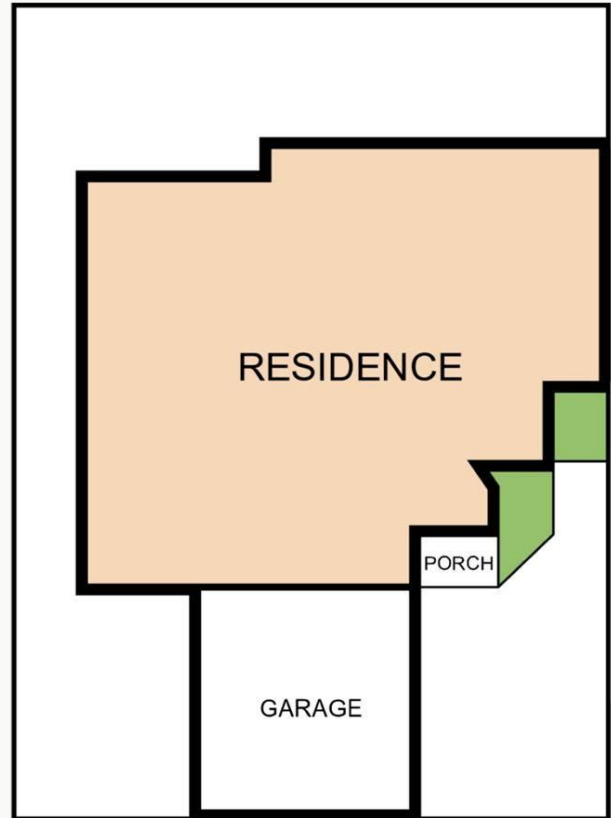
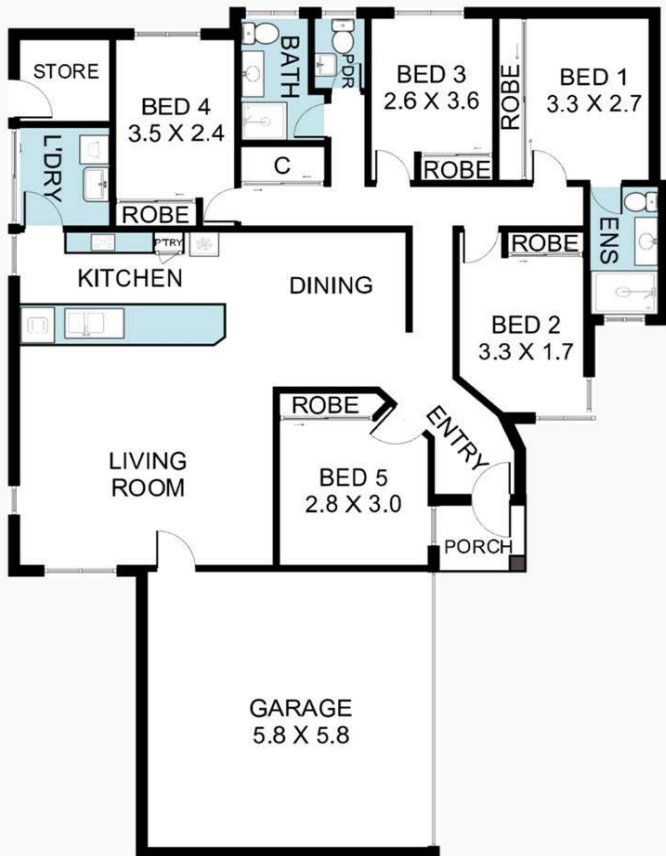
MORE DETAILS

Property ID 5GYTFFB
Property Type House
Land Area 295 m2
Including Ensuite
Air Conditioning
Built-in-Robes
Solar Panels
Close to Schools
Close to Shops
Close to Transport

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4/50 Queen St, Bentley WA 6102

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here in measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.